

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - April 14, 1971

APPEAL NO. 10745 Washington Building Congress Inc., appellants

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried with Mr. McIntosh dissenting, the following Order of the Board was entered at the meeting of April 20, 1971.

EFFECTIVE DATE OF ORDER - August 13, 1971

ORDERED:

That the appeal for permission to continue parking lot for five (5) years at 1816-18 Swann Street, N.W., lot 829, Square 132 be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. The property is currently being used as a parking lot. The major portion of the parking lot owned by appellant is within the adjacent C-2-A district.
3. The appellant proposes to continue the parking lot for a period of five (5) years.
4. The Board approved a parking lot on the site in Appeal No. 7690 for a period of five (5) years.
5. The parking lot is in compliance with all the provisions of Article 74 of the Zoning Regulations.
6. There was considerable neighborhood opposition to the granting of this appeal.

OPINION:

We are of the opinion that the continuation of this parking facility will not create any dangerous or otherwise objectionable

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traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the Certificate of Occupancy shall not issue until the conditions hereinafter set forth in this Order are complied with.

This Order shall be subject to the following conditions:

a. Permit shall issue for a period of five (5) years, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

b. The residential portion of the parking lot shall be screened from the remainder of the residential district.

c. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

d. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

e. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

f. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

g. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

h. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.

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i. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_  
GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.